# HOUSING NOW

## Greater Sudbury CMA

Canada Mortgage and Housing Corporation

Date Released: Fourth Quarter 2008

## New Home Market

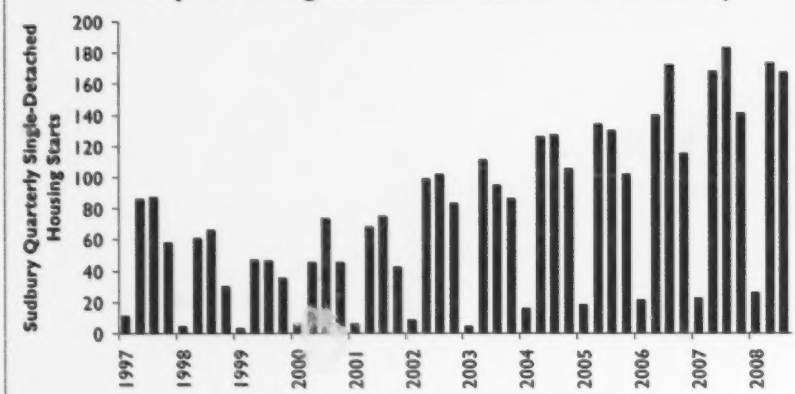
### Sudbury Third Quarter Starts Above Average

Greater Sudbury residential construction continues at a brisk pace with third quarter numbers revealing an above average level of starts totaling 167 single-detached starts, 16 semi-detached and eight apartment units.

Sudbury finished the quarter with 366 single-detached starts combined with 40 semi-detached and apartment units for a total of 406 units, down from last year's numbers of 373 and 59 respectively. Despite commodity prices trending down in the third quarter, relatively strong mining activity continues to form the foundation of Sudbury's economy. The mining supply and service sector are playing an ever-increasing role.

Figure 1

**Sudbury Starts Begin to Level Out After Torrid Run-Up**




Source: CMHC

Table of Contents

1 **New Home Market**
Sudbury Third Quarter Starts Above Average

2 **Resale Market**
Sudbury Resale Prices Continue Ascent

2 **Economy**
Sudbury Employment Leveling Off
Sudbury Net Migration Positive For Fifth Year Running

4 **Maps**

10 **Tables**

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at **www.cmhc.ca/housingmarketinformation.** View print, download or subscribe to get market information e-mailed to you on the day it is released. New ! CMHC's electronic suite of national standardized products is now available for **free**.

Canada

CMHC SCHL
HOME TO CANADIANS

In the third quarter in all four major centres in Northeastern Ontario, housing starts performed better than the five year average. Sault Ste. Marie and North Bay single-detached starts were up in the third quarter compared to one year ago. (see Chart below) On the same note, these two markets year-to date activity is healthy, North Bay's 89 units is 11 units ahead and the Sault is also up 8.2 per cent. Following a different trend, Timmins housing starts were down in the third quarter as well as year-to-date, despite being above the five-year average. Row and apartment unit starts are virtually non-existent in this region, although a thirty-five unit apartment start was recorded in Sault Ste. Marie in September.

The most popular price range of newly completed and occupied homes is Sudbury is the $300,000 plus range with 58.5 per cent of the share of total absorptions to September 30th, up from 39.7 per cent for the same period last year. (see Table 4)

# Resale Market

## Sudbury Resale Prices Continue Ascent

After three record years, the existing home market in Greater Sudbury is beginning to slacken somewhat returning to volumes seen in 2004. Conditions in the resale market in Greater Sudbury are considered to be balanced.

Sudbury's third quarter was the slowest from a sales volume perspective since 2004 (see Table 5a). However, average prices were up in the third quarter by 15.4 per cent, the highest ever growth rate in the Sudbury market for third quarters. Year-to-date, prices are up 17.4 per cent and sit at $213,180. Strong job growth momentum, relatively low interest rates and solid income growth have all contributed to strong demand for resale housing.

New listings in the third quarter took off from last year and represent the highest level of new listings for third quarters since 1997. At 53.2 per cent, Sudbury's sales-to-new-listings ratio is clearly signaling that conditions in the existing home market are softening. Sudbury's ratio of supply to demand has been among the highest in the province. Bidding wars that were quite common in the market, until earlier this year, have all but disappeared.

The slow down in demand is partially explained by a fast increase in average mortgage carrying costs, mainly due to the large jump in average home prices. Since average weekly earnings are not rising at the same pace, this increase has negatively affected affordability. This factor coupled with falling nickel prices and pending labour negotiations in 2009 contributed to dampen demand.

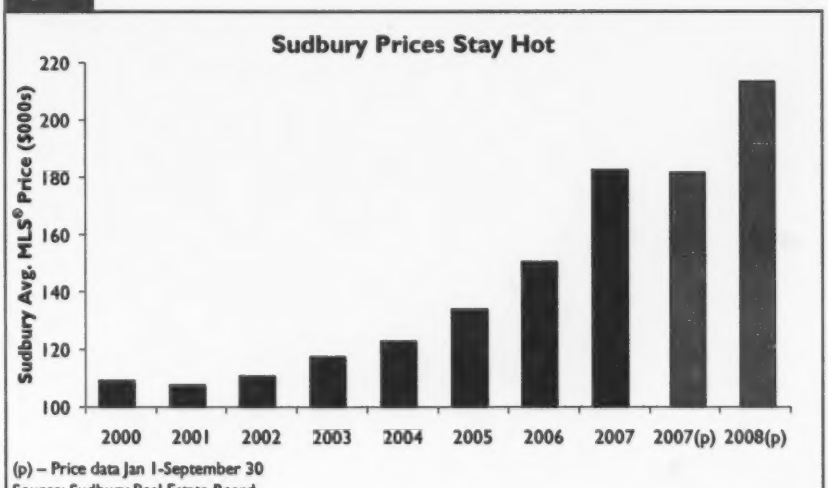
# Economy

## Sudbury Employment Leveling Off

Employment stability and strong consumer confidence have provided strong backing for the new construction market in Greater Sudbury. Mining and the mining supply sector keep generating jobs in the Greater Sudbury area, also contributing to the buoyant market conditions.

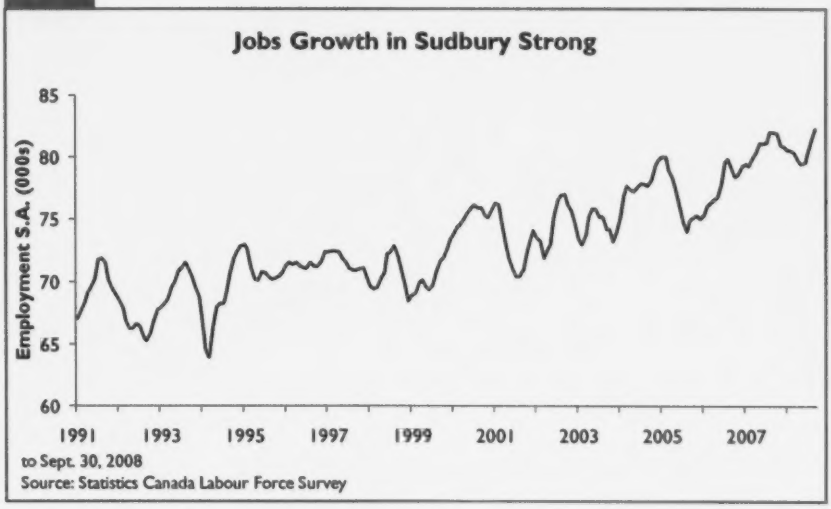
Employment in both the goods-producing and services-producing sectors have performed well over

Figure 2




(p) – Price data Jan 1-September 30
Source: Sudbury Real Estate Board

Figure 3



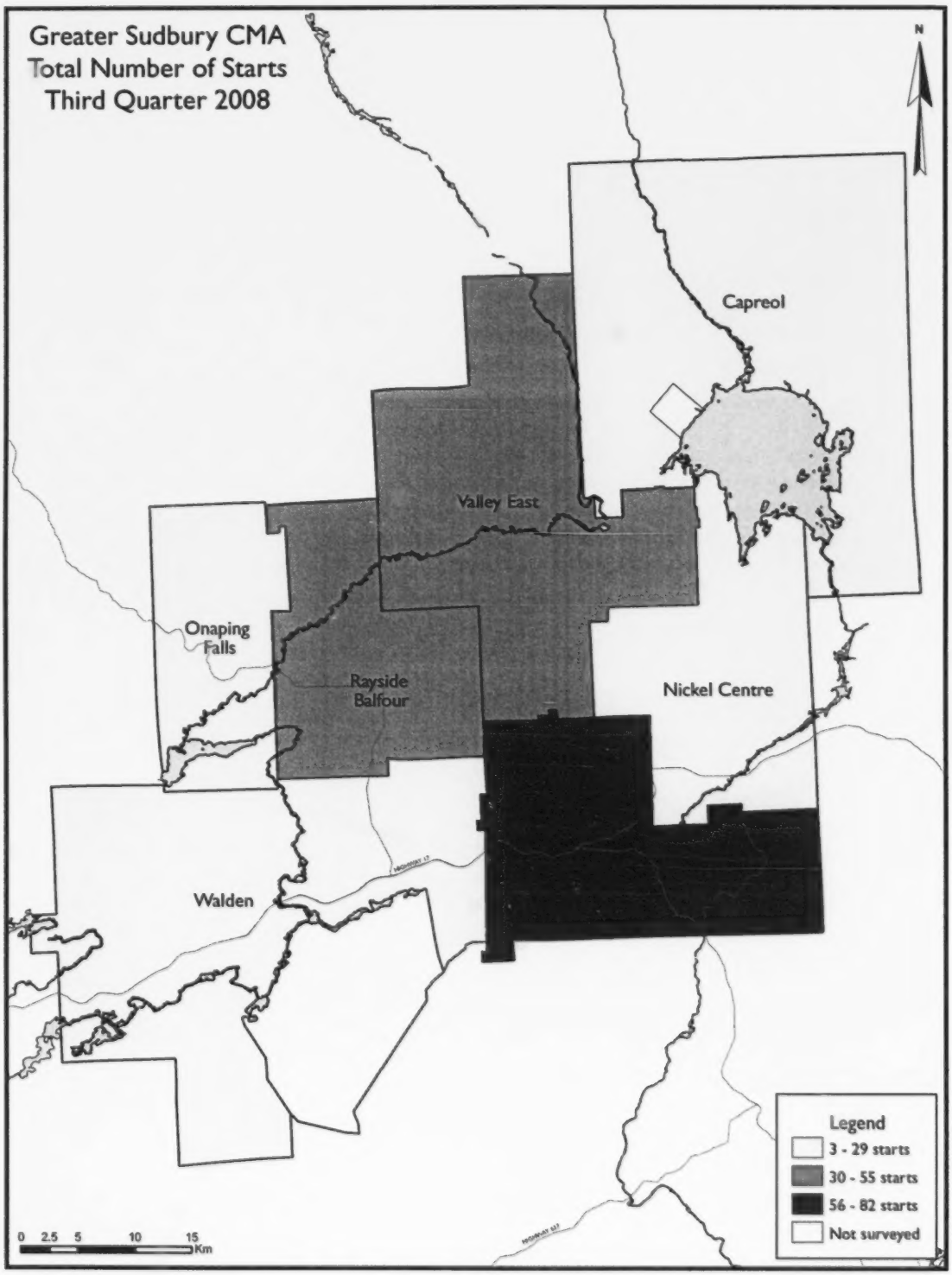

the last year. However, labour force losses increasing at a faster rate than employment losses have led to a falling unemployment rate this year. This rate has fallen to average 5.5 per cent in the first three quarters down from 5.9 per cent in the same period in 2007. (see Table 6)

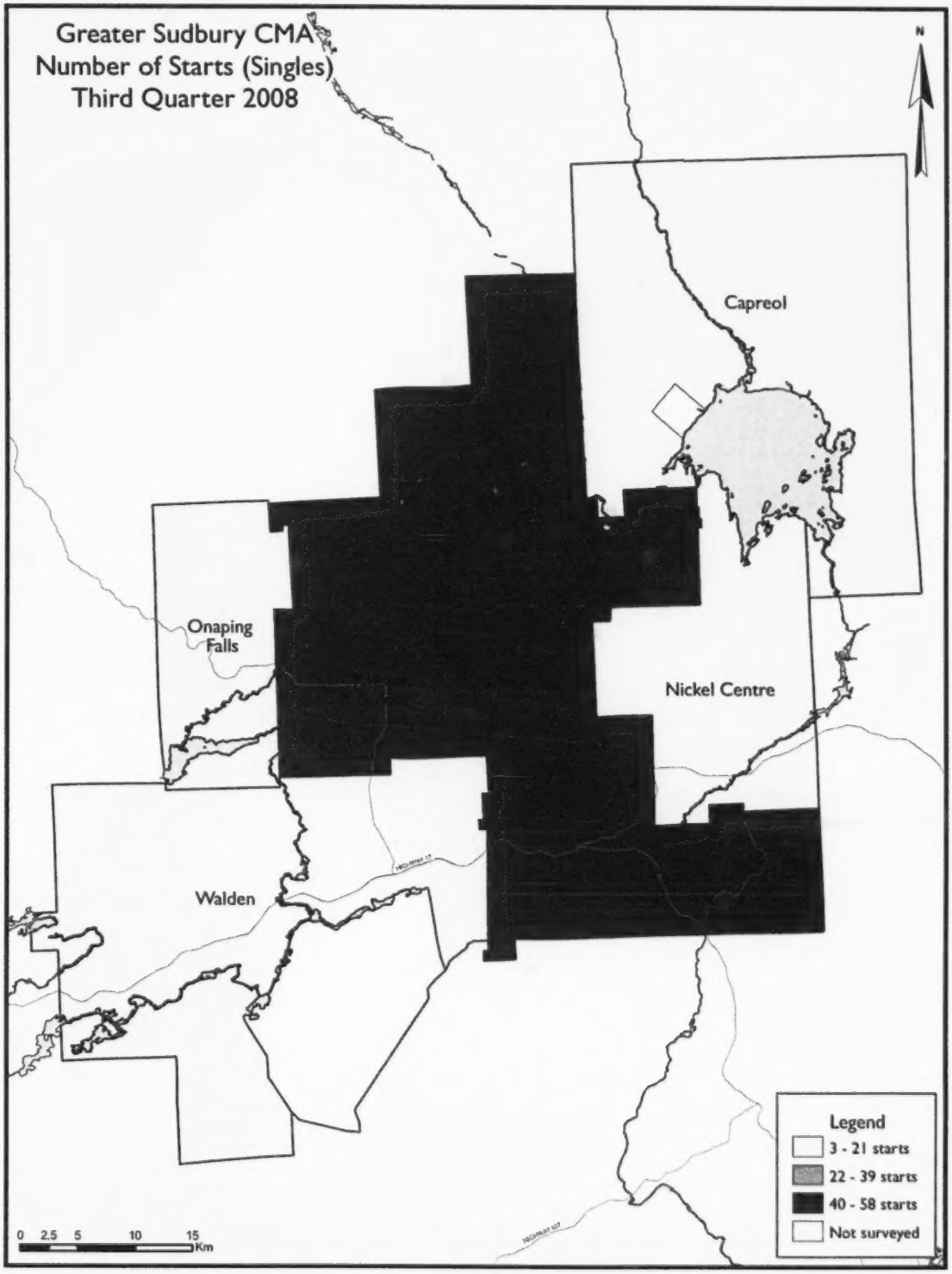
Labour shortages and strong demand are beginning to drive up all construction costs. In fact, it is labour and not so much residential land costs that are driving up the Statistics Canada New House Price Index for Sudbury-Thunder Bay (see Table 6). The index has risen 6.2 per cent to the end of August, the highest increase since 1998.

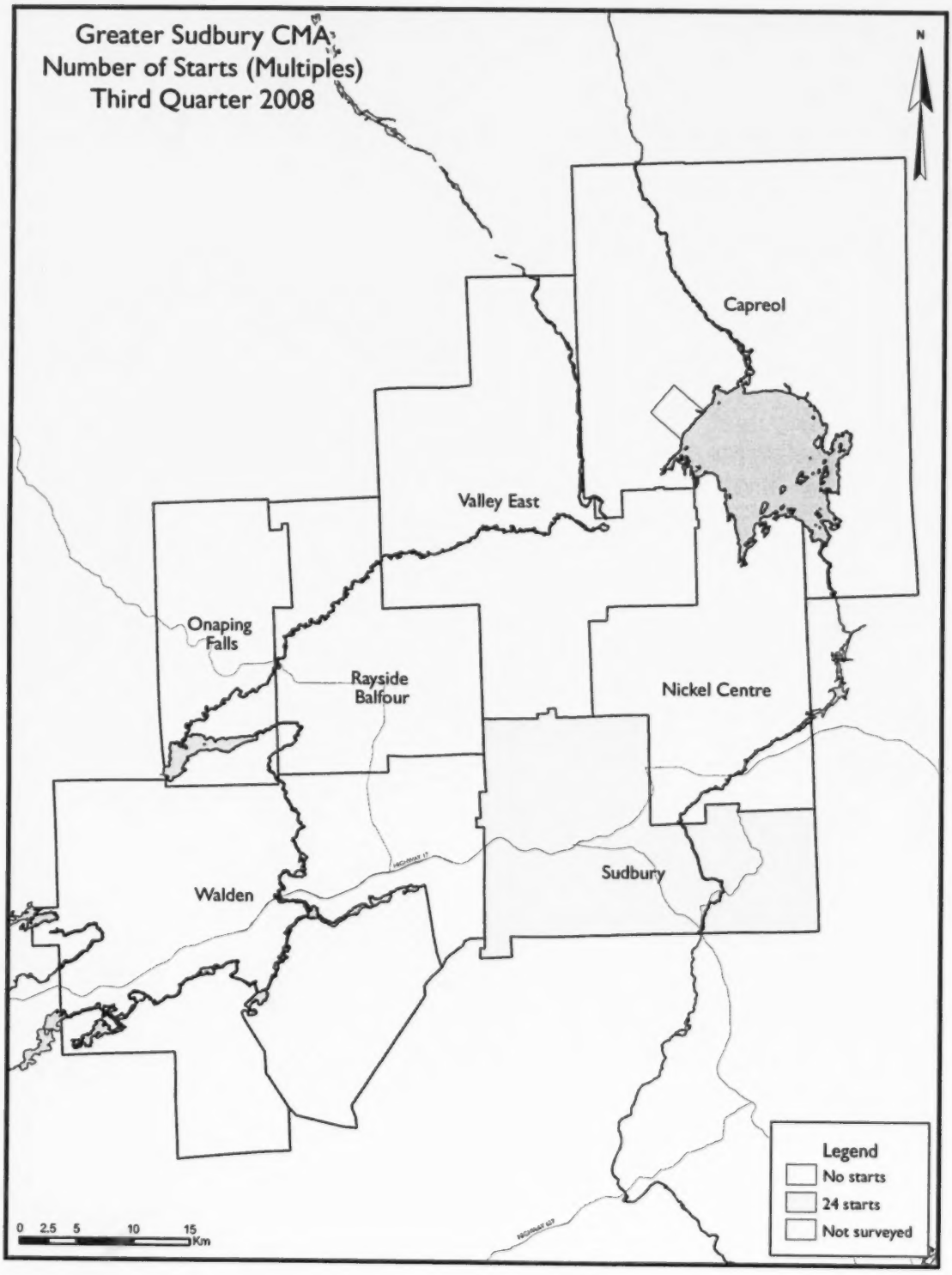
## Sudbury Net Migration Positive For Fifth Year Running

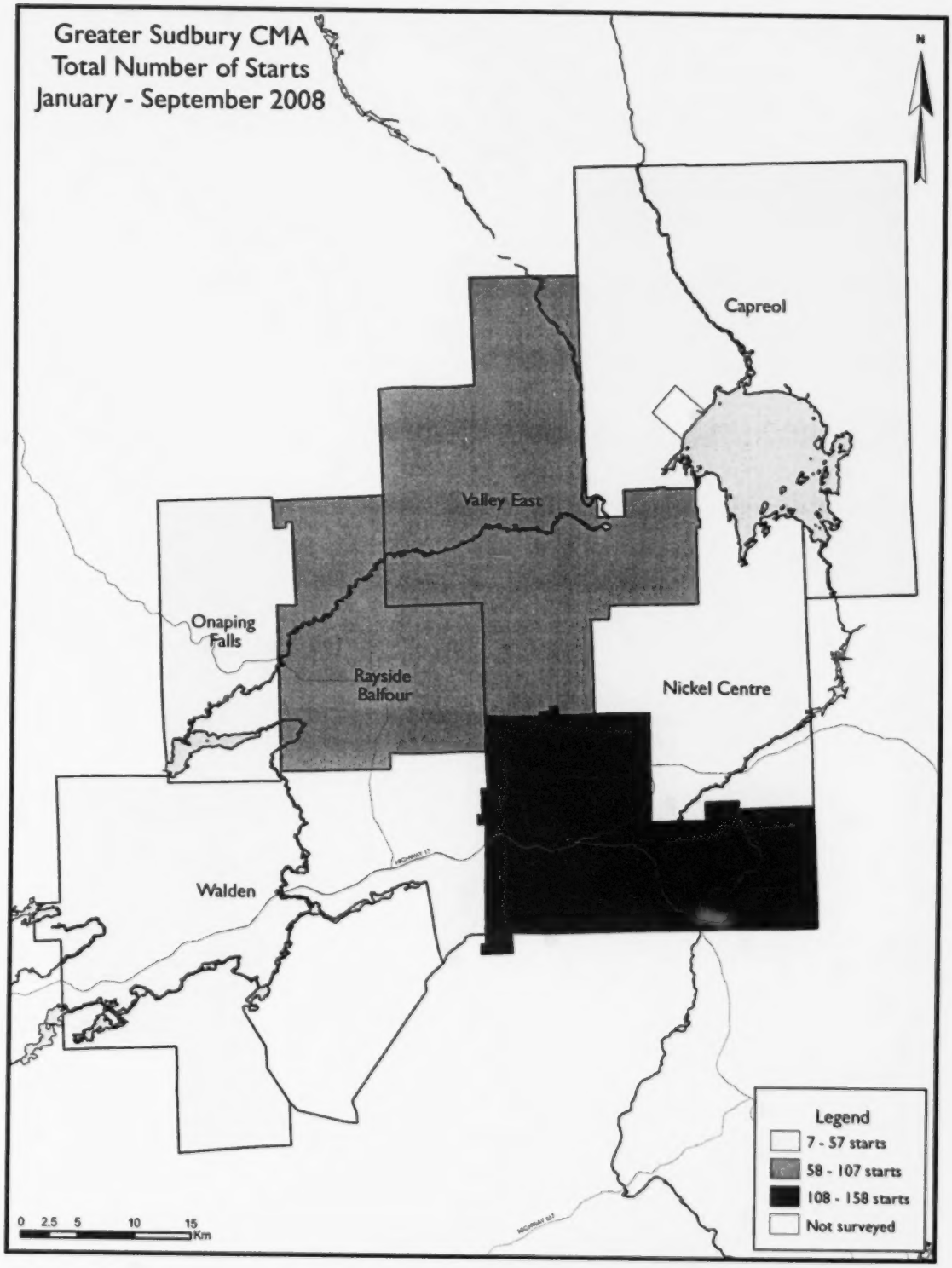
For the fifth consecutive year, migration numbers for Greater Sudbury were positive according to Statistics Canada. The 2006-07 numbers at 412 in-migrants feeds the positive wave of in-migration reflecting the generally bright economic environment.

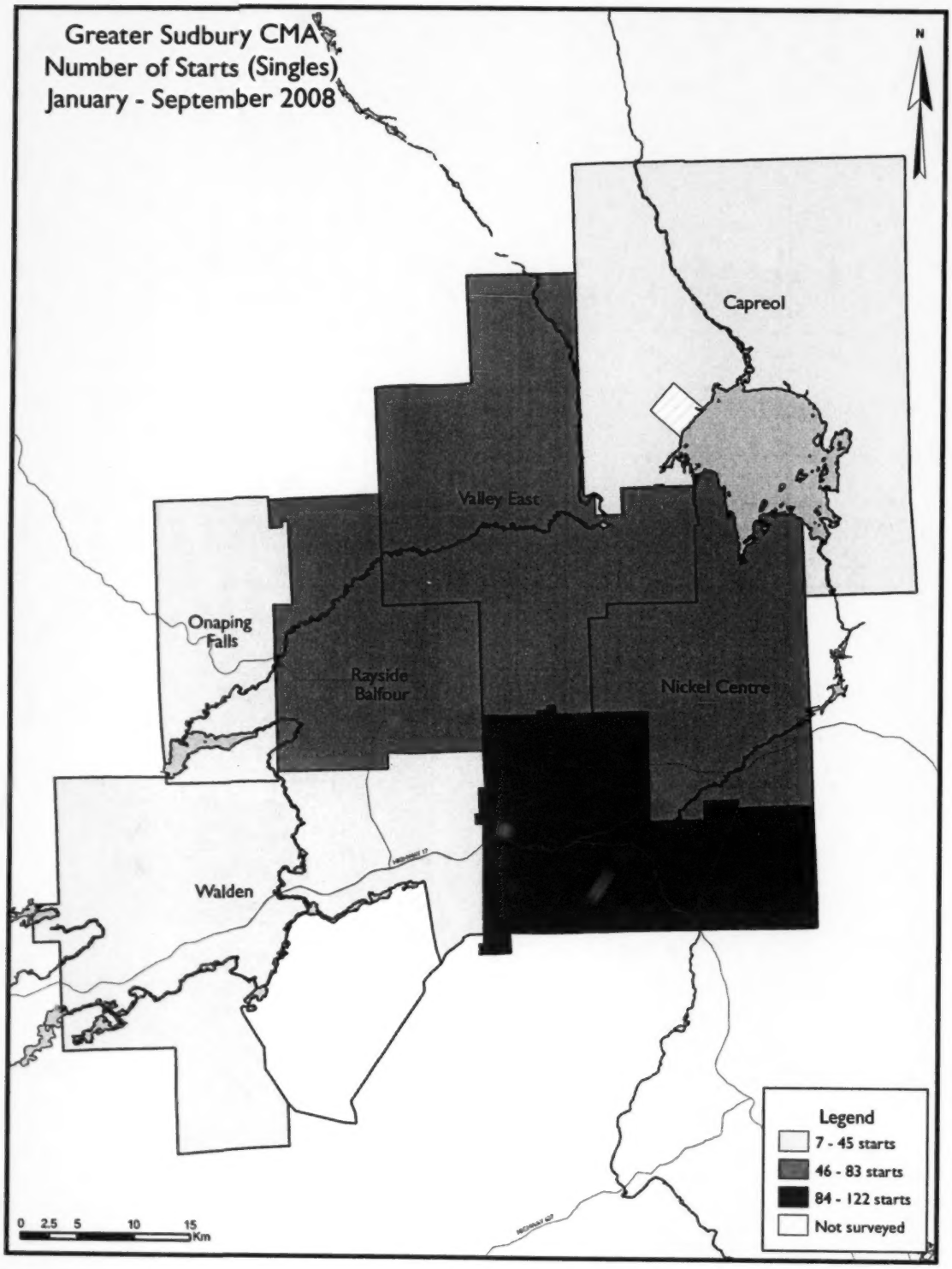
There is some growth in employment occurring in the 25-44 segment which has the potential to impact positively on natural increase. With an aging population, positive in-migration is key to grow the population.

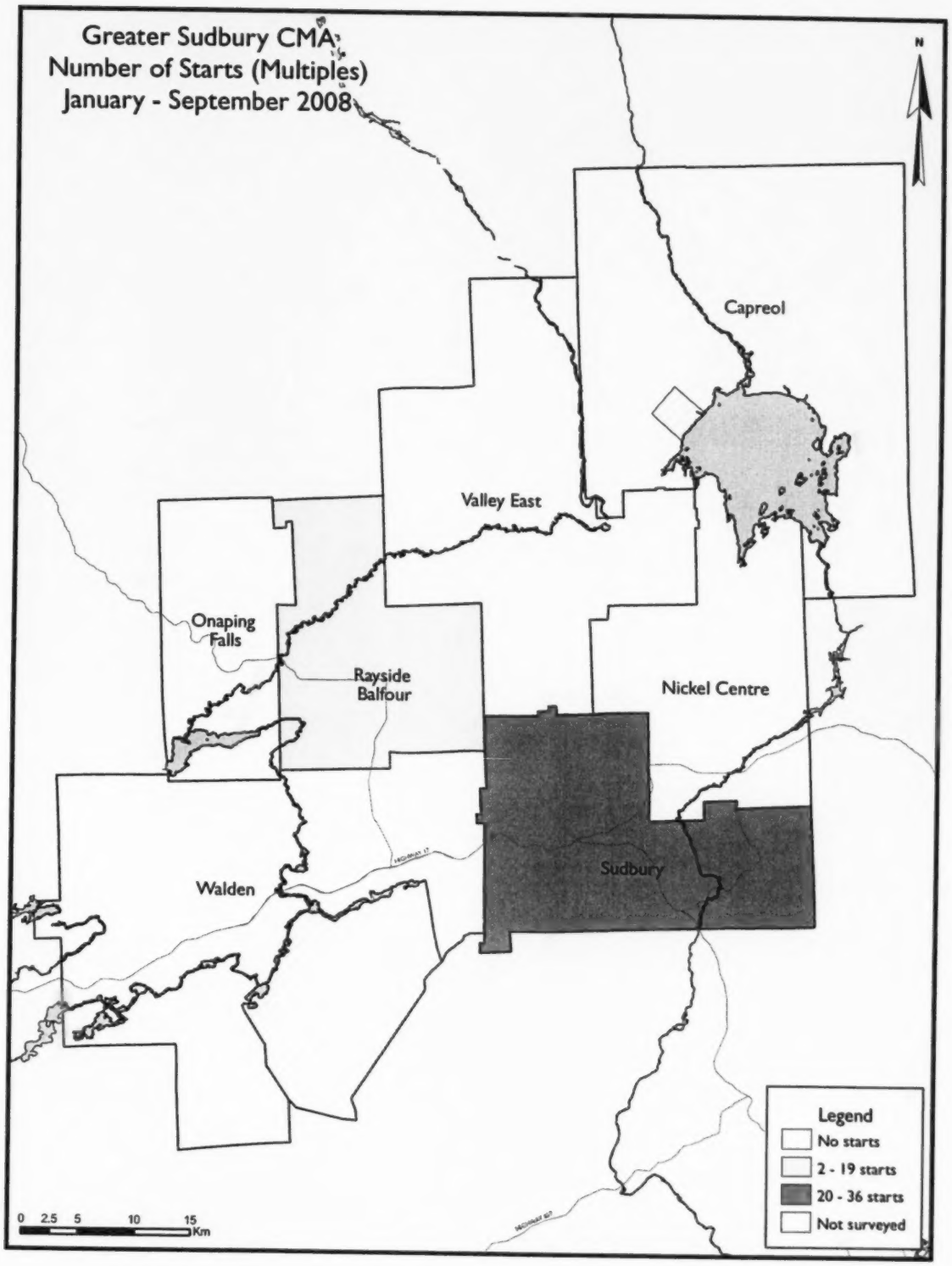

Greater Sudbury CMA
Total Number of Starts
Third Quarter 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Legend
3 - 29 starts
30 - 55 starts
56 - 82 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
Third Quarter 2008
N
Capreol
Onaping Falls
Nickel Centre
Walden
Legend
3 - 21 starts
22 - 39 starts
40 - 58 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
Third Quarter 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
24 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
January - September 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
0 2.5 5 10 15 Km
Legend
7 - 57 starts
58 - 107 starts
108 - 158 starts
Not surveyed


Greater Sudbury CMA
Number of Starts (Singles)
January - September 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Legend
7 - 45 starts
46 - 83 starts
84 - 122 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - September 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
2 - 19 starts
20 - 36 starts
Not surveyed
0 2.5 5 10 15 Km

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.1 | Housing Activity Summary by Submarket |
| 1.2 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Activity Summary of Greater Sudbury CMA
## Third Quarter 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q3 2008 | 167 | 16 | 0 | 0 | 0 | 0 | 0 | 8 | 191 |
| Q3 2007 | 183 | 10 | 0 | 0 | 33 | 0 | 2 | 0 | 228 |
| % Change | -8.7 | 60.0 | n/a | n/a | -100.0 | n/a | -100.0 | n/a | -16.2 |
| Year-to-date 2008 | 366 | 28 | 4 | 0 | 0 | 0 | 0 | 8 | 406 |
| Year-to-date 2007 | 373 | 24 | 0 | 0 | 33 | 0 | 2 | 0 | 432 |
| % Change | -1.9 | 16.7 | n/a | n/a | -100.0 | n/a | -100.0 | n/a | -6.0 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q3 2008 | 257 | 22 | 0 | 0 | 0 | 33 | 0 | 8 | 320 |
| Q3 2007 | 223 | 20 | 0 | 0 | 33 | 0 | 2 | 0 | 278 |
| % Change | 15.2 | 10.0 | n/a | n/a | -100.0 | n/a | -100.0 | n/a | 15.1 |
| **COMPLETIONS** | | | | | | | | | |
| Q3 2008 | 148 | 8 | 0 | 0 | 0 | 0 | 8 | 0 | 164 |
| Q3 2007 | 145 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 147 |
| % Change | 2.1 | ** | n/a | n/a | n/a | n/a | n/a | n/a | 11.6 |
| Year-to-date 2008 | 317 | 20 | 4 | 0 | 0 | 0 | 8 | 4 | 353 |
| Year-to-date 2007 | 308 | 16 | 0 | 0 | 0 | 0 | 4 | 0 | 328 |
| % Change | 2.9 | 25.0 | n/a | n/a | n/a | n/a | 100.0 | n/a | 7.6 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q3 2008 | 12 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| Q3 2007 | 14 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| % Change | -14.3 | 0.0 | n/a | n/a | n/a | n/a | n/a | n/a | -13.3 |
| **ABSORBED** | | | | | | | | | |
| Q3 2008 | 144 | 9 | 0 | 0 | 0 | 0 | 8 | 0 | 161 |
| Q3 2007 | 151 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 159 |
| % Change | -4.6 | 12.5 | n/a | n/a | n/a | n/a | n/a | n/a | 1.3 |
| Year-to-date 2008 | 325 | 21 | 4 | 0 | 0 | 0 | 8 | 4 | 362 |
| Year-to-date 2007 | 313 | 16 | 0 | 0 | 0 | 0 | 4 | 0 | 333 |
| % Change | 3.8 | 31.3 | n/a | n/a | n/a | n/a | 100.0 | n/a | 8.7 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Third Quarter 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Greater Sudbury CMA** | | | | | | | | | |
| Q3 2008 | 167 | 16 | 0 | 0 | 0 | 0 | 0 | 8 | 191 |
| Q3 2007 | 183 | 10 | 0 | 0 | 33 | 0 | 2 | 0 | 228 |
| **North Bay** | | | | | | | | | |
| Q3 2008 | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 69 |
| Q3 2007 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| **Sault Ste. Marie** | | | | | | | | | |
| Q3 2008 | 62 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 97 |
| Q3 2007 | 49 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 53 |
| **Timmins** | | | | | | | | | |
| Q3 2008 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Q3 2007 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| **Elliot Lake** | | | | | | | | | |
| Q3 2008 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Q3 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Temiskaming Shores** | | | | | | | | | |
| Q3 2008 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Q3 2007 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **West Nipissing** | | | | | | | | | |
| Q3 2008 | 16 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| Q3 2007 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Greater Sudbury CMA** | | | | | | | | | |
| Q3 2008 | 257 | 22 | 0 | 0 | 0 | 33 | 0 | 8 | 320 |
| Q3 2007 | 223 | 20 | 0 | 0 | 33 | 0 | 2 | 0 | 278 |
| **North Bay** | | | | | | | | | |
| Q3 2008 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 93 |
| Q3 2007 | 78 | 0 | 0 | 0 | 0 | 46 | 0 | 80 | 204 |
| **Sault Ste. Marie** | | | | | | | | | |
| Q3 2008 | 93 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 128 |
| Q3 2007 | 71 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| **Timmins** | | | | | | | | | |
| Q3 2008 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Q3 2007 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| **Elliot Lake** | | | | | | | | | |
| Q3 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Q3 2007 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Temiskaming Shores** | | | | | | | | | |
| Q3 2008 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Q3 2007 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **West Nipissing** | | | | | | | | | |
| Q3 2008 | 19 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| Q3 2007 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Third Quarter 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Greater Sudbury CMA** | | | | | | | | | |
| Q3 2008 | 148 | 8 | 0 | 0 | 0 | 0 | 8 | 0 | 164 |
| Q3 2007 | 145 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 147 |
| **North Bay** | | | | | | | | | |
| Q3 2008 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |
| Q3 2007 | 43 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| **Sault Ste. Marie** | | | | | | | | | |
| Q3 2008 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| Q3 2007 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |
| **Timmins** | | | | | | | | | |
| Q3 2008 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| Q3 2007 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| **Elliot Lake** | | | | | | | | | |
| Q3 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Q3 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Temiskaming Shores** | | | | | | | | | |
| Q3 2008 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Q3 2007 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **West Nipissing** | | | | | | | | | |
| Q3 2008 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Q3 2007 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Greater Sudbury CMA** | | | | | | | | | |
| Q3 2008 | 12 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| Q3 2007 | 14 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **North Bay** | | | | | | | | | |
| Q3 2008 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 21 |
| Q3 2007 | 19 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| **Sault Ste. Marie** | | | | | | | | | |
| Q3 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Q3 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Timmins** | | | | | | | | | |
| Q3 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q3 2007 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| **Elliot Lake** | | | | | | | | | |
| Q3 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q3 2007 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| **Temiskaming Shores** | | | | | | | | | |
| Q3 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q3 2007 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| **West Nipissing** | | | | | | | | | |
| Q3 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q3 2007 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### Third Quarter 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Greater Sudbury CMA** | | | | | | | | | |
| Q3 2008 | 144 | 9 | 0 | 0 | 0 | 0 | 8 | 0 | 161 |
| Q3 2007 | 151 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 159 |
| **North Bay** | | | | | | | | | |
| Q3 2008 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 33 |
| Q3 2007 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| **Sault Ste. Marie** | | | | | | | | | |
| Q3 2008 | 17 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| Q3 2007 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| **Timmins** | | | | | | | | | |
| Q3 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q3 2007 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| **Elliot Lake** | | | | | | | | | |
| Q3 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q3 2007 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| **Temiskaming Shores** | | | | | | | | | |
| Q3 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q3 2007 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| **West Nipissing** | | | | | | | | | |
| Q3 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q3 2007 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: History of Housing Starts
## Greater Sudbury CMA
## 1998 - 2007

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2007 | 514 | 26 | 0 | 0 | 33 | 0 | 6 | 8 | 587 |
| % Change | 14.7 | 44.4 | n/a | n/a | n/a | n/a | -45.5 | n/a | 23.1 |
| 2006 | 448 | 18 | 0 | 0 | 0 | 0 | 11 | 0 | 477 |
| % Change | 16.7 | 50.0 | -100.0 | n/a | n/a | n/a | n/a | n/a | 19.3 |
| 2005 | 384 | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 400 |
| % Change | 2.7 | 20.0 | n/a | n/a | n/a | n/a | -100.0 | n/a | 3.1 |
| 2004 | 374 | 10 | 0 | 0 | 0 | 0 | 4 | 0 | 388 |
| % Change | 26.4 | 0.0 | n/a | n/a | n/a | n/a | n/a | n/a | 26.8 |
| 2003 | 296 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 306 |
| % Change | 1.4 | ** | -100.0 | n/a | n/a | n/a | n/a | n/a | 2.7 |
| 2002 | 292 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 298 |
| % Change | 52.9 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | 56.0 |
| 2001 | 191 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 191 |
| % Change | 13.0 | -100.0 | n/a | n/a | n/a | n/a | n/a | n/a | 10.4 |
| 2000 | 169 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 173 |
| % Change | 29.0 | n/a | n/a | n/a | n/a | n/a | n/a | -100.0 | -13.1 |
| 1999 | 131 | 0 | 0 | 0 | 0 | 0 | 0 | 68 | 199 |
| % Change | -18.6 | -100.0 | n/a | n/a | n/a | n/a | n/a | n/a | 20.6 |
| 1998 | 161 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 165 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
## Third Quarter 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | % Change |
| **Greater Sudbury CMA** | 167 | 183 | 16 | 12 | 0 | 33 | 8 | 0 | 191 | 228 | -16.2 |
| Capreol Town | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| Nickel Centre Town | 10 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 18 | -44.4 |
| Onaping Falls Town | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| Rayside-Balfour Town | 35 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 18 | 94.4 |
| Sudbury City | 59 | 64 | 16 | 12 | 0 | 33 | 8 | 0 | 83 | 109 | -23.9 |
| Valley East Town | 42 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 55 | -23.6 |
| Walden Town | 17 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 21 | -19.0 |
| North Bay | 66 | 45 | 0 | 0 | 0 | 0 | 3 | 0 | 69 | 45 | 53.3 |
| Sault Ste. Marie | 62 | 49 | 0 | 4 | 0 | 0 | 35 | 0 | 97 | 53 | 83.0 |
| Timmins | 15 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 24 | -37.5 |
| Elliot Lake | 7 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 3 | 133.3 |
| Temiskaming Shores | 10 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 5 | 100.0 |
| West Nipissing | 16 | 19 | 2 | 0 | 0 | 0 | 0 | 0 | 18 | 19 | -5.3 |

## Table 2.1: Starts by Submarket and by Dwelling Type
## January - September 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | % Change |
| **Greater Sudbury CMA** | 366 | 373 | 28 | 26 | 4 | 33 | 8 | 0 | 406 | 432 | -6.0 |
| Capreol Town | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 2 | 150.0 |
| Nickel Centre Town | 50 | 52 | 0 | 2 | 0 | 0 | 0 | 0 | 50 | 54 | -7.4 |
| Onaping Falls Town | 9 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 11 | -18.2 |
| Rayside-Balfour Town | 59 | 33 | 4 | 8 | 0 | 0 | 0 | 0 | 63 | 41 | 53.7 |
| Sudbury City | 124 | 109 | 24 | 16 | 4 | 33 | 8 | 0 | 160 | 158 | 1.3 |
| Valley East Town | 86 | 121 | 0 | 0 | 0 | 0 | 0 | 0 | 86 | 121 | -28.9 |
| Walden Town | 33 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 45 | -26.7 |
| North Bay | 89 | 82 | 0 | 0 | 0 | 0 | 3 | 0 | 92 | 82 | 12.2 |
| Sault Ste. Marie | 92 | 85 | 0 | 4 | 0 | 0 | 35 | 0 | 127 | 89 | 42.7 |
| Timmins | 35 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 52 | -32.7 |
| Elliot Lake | 10 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 7 | 42.9 |
| Temiskaming Shores | 13 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 16 | -18.8 |
| West Nipissing | 21 | 40 | 2 | 0 | 0 | 0 | 0 | 0 | 23 | 40 | -42.5 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## Third Quarter 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 |
| **Greater Sudbury CMA** | 0 | 33 | 0 | 0 | 0 | 0 | 8 | 0 |
| Capreol Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nickel Centre Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Onaping Falls Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rayside-Balfour Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sudbury City | 0 | 33 | 0 | 0 | 0 | 0 | 8 | 0 |
| Valley East Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Walden Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - September 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| **Greater Sudbury CMA** | 4 | 33 | 0 | 0 | 0 | 0 | 8 | 0 |
| Capreol Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nickel Centre Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Onaping Falls Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rayside-Balfour Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sudbury City | 4 | 33 | 0 | 0 | 0 | 0 | 8 | 0 |
| Valley East Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Walden Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>Third Quarter 2008 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 |
| **Greater Sudbury CMA** | 183 | 193 | 0 | 33 | 8 | 2 | 191 | 228 |
| Capreol Town | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| Nickel Centre Town | 10 | 18 | 0 | 0 | 0 | 0 | 10 | 18 |
| Onaping Falls Town | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| Rayside-Balfour Town | 35 | 18 | 0 | 0 | 0 | 0 | 35 | 18 |
| Sudbury City | 75 | 74 | 0 | 33 | 8 | 2 | 83 | 109 |
| Valley East Town | 42 | 55 | 0 | 0 | 0 | 0 | 42 | 55 |
| Walden Town | 17 | 21 | 0 | 0 | 0 | 0 | 17 | 21 |
| North Bay | 66 | 45 | 0 | 0 | 3 | 0 | 69 | 45 |
| Sault Ste. Marie | 62 | 53 | 0 | 0 | 35 | 0 | 97 | 53 |
| Timmins | 15 | 24 | 0 | 0 | 0 | 0 | 15 | 24 |
| Elliot Lake | 7 | 3 | 0 | 0 | 0 | 0 | 7 | 3 |
| Temiskaming Shores | 10 | 5 | 0 | 0 | 0 | 0 | 10 | 5 |
| West Nipissing | 18 | 19 | 0 | 0 | 0 | 0 | 18 | 19 |

| Table 2.5: Starts by Submarket and by Intended Market<br>January - September 2008 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| **Greater Sudbury CMA** | 398 | 397 | 0 | 33 | 8 | 2 | 406 | 432 |
| Capreol Town | 5 | 2 | 0 | 0 | 0 | 0 | 5 | 2 |
| Nickel Centre Town | 50 | 54 | 0 | 0 | 0 | 0 | 50 | 54 |
| Onaping Falls Town | 9 | 11 | 0 | 0 | 0 | 0 | 9 | 11 |
| Rayside-Balfour Town | 63 | 41 | 0 | 0 | 0 | 0 | 63 | 41 |
| Sudbury City | 152 | 123 | 0 | 33 | 8 | 2 | 160 | 158 |
| Valley East Town | 86 | 121 | 0 | 0 | 0 | 0 | 86 | 121 |
| Walden Town | 33 | 45 | 0 | 0 | 0 | 0 | 33 | 45 |
| North Bay | 89 | 82 | 0 | 0 | 3 | 0 | 92 | 82 |
| Sault Ste. Marie | 92 | 89 | 0 | 0 | 35 | 0 | 127 | 89 |
| Timmins | 35 | 52 | 0 | 0 | 0 | 0 | 35 | 52 |
| Elliot Lake | 10 | 7 | 0 | 0 | 0 | 0 | 10 | 7 |
| Temiskaming Shores | 13 | 16 | 0 | 0 | 0 | 0 | 13 | 16 |
| West Nipissing | 23 | 40 | 0 | 0 | 0 | 0 | 23 | 40 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
### Third Quarter 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | % Change |
| **Greater Sudbury CMA** | 148 | 145 | 8 | 2 | 8 | 0 | 0 | 0 | 164 | 147 | 11.6 |
| Capreol Town | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Nickel Centre Town | 31 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 23 | 34.8 |
| Onaping Falls Town | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| Rayside-Balfour Town | 22 | 9 | 2 | 2 | 0 | 0 | 0 | 0 | 24 | 11 | 118.2 |
| Sudbury City | 50 | 37 | 6 | 0 | 8 | 0 | 0 | 0 | 64 | 37 | 73.0 |
| Valley East Town | 28 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 52 | -46.2 |
| Walden Town | 13 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 19 | -31.6 |
| North Bay | 31 | 43 | 0 | 2 | 0 | 0 | 0 | 0 | 31 | 45 | -31.1 |
| Sault Ste. Marie | 14 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 31 | -54.8 |
| Timmins | 17 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 24 | -29.2 |
| Elliot Lake | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 3 | 66.7 |
| Temiskaming Shores | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| West Nipissing | 9 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 19 | -52.6 |

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - September 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | % Change |
| **Greater Sudbury CMA** | 317 | 308 | 20 | 16 | 8 | 4 | 8 | 0 | 353 | 328 | 7.6 |
| Capreol Town | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Nickel Centre Town | 63 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 43 | 46.5 |
| Onaping Falls Town | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 10 | -40.0 |
| Rayside-Balfour Town | 30 | 27 | 4 | 6 | 0 | 4 | 4 | 0 | 38 | 37 | 2.7 |
| Sudbury City | 108 | 101 | 16 | 10 | 8 | 0 | 4 | 0 | 136 | 111 | 22.5 |
| Valley East Town | 77 | 94 | 0 | 0 | 0 | 0 | 0 | 0 | 77 | 94 | -18.1 |
| Walden Town | 31 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 33 | -6.1 |
| North Bay | 74 | 81 | 0 | 2 | 0 | 0 | 126 | 6 | 200 | 89 | 124.7 |
| Sault Ste. Marie | 64 | 68 | 4 | 0 | 0 | 0 | 0 | 0 | 68 | 68 | 0.0 |
| Timmins | 34 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 52 | -34.6 |
| Elliot Lake | 11 | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 11 | 7 | 57.1 |
| Temiskaming Shores | 16 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 20 | -20.0 |
| West Nipissing | 29 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 45 | -35.6 |

Source: CMHC (Starts and Completions Survey)

| Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market<br>Third Quarter 2008 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 |
| **Greater Sudbury CMA** | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 |
| Capreol Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nickel Centre Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Onaping Falls Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rayside-Balfour Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sudbury City | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 |
| Valley East Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Walden Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market<br>January - September 2008 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and | | Rental | | Freehold and | | Rental | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| **Greater Sudbury CMA** | 0 | 0 | 8 | 4 | 4 | 0 | 4 | 0 |
| Capreol Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nickel Centre Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Onaping Falls Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rayside-Balfour Town | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 |
| Sudbury City | 0 | 0 | 8 | 0 | 4 | 0 | 0 | 0 |
| Valley East Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Walden Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 0 | 0 | 46 | 6 | 80 | 0 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>Third Quarter 2008 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 | Q3 2008 | Q3 2007 |
| **Greater Sudbury CMA** | 156 | 147 | 0 | 0 | 8 | 0 | 164 | 147 |
| Capreol Town | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Nickel Centre Town | 31 | 23 | 0 | 0 | 0 | 0 | 31 | 23 |
| Onaping Falls Town | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| Rayside-Balfour Town | 24 | 11 | 0 | 0 | 0 | 0 | 24 | 11 |
| Sudbury City | 56 | 37 | 0 | 0 | 8 | 0 | 64 | 37 |
| Valley East Town | 28 | 52 | 0 | 0 | 0 | 0 | 28 | 52 |
| Walden Town | 13 | 19 | 0 | 0 | 0 | 0 | 13 | 19 |
| North Bay | 31 | 45 | 0 | 0 | 0 | 0 | 31 | 45 |
| Sault Ste. Marie | 14 | 31 | 0 | 0 | 0 | 0 | 14 | 31 |
| Timmins | 17 | 24 | 0 | 0 | 0 | 0 | 17 | 24 |
| Elliot Lake | 5 | 3 | 0 | 0 | 0 | 0 | 5 | 3 |
| Temiskaming Shores | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| West Nipissing | 9 | 19 | 0 | 0 | 0 | 0 | 9 | 19 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - September 2008 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| **Greater Sudbury CMA** | 341 | 324 | 0 | 0 | 12 | 4 | 353 | 328 |
| Capreol Town | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Nickel Centre Town | 63 | 43 | 0 | 0 | 0 | 0 | 63 | 43 |
| Onaping Falls Town | 6 | 10 | 0 | 0 | 0 | 0 | 6 | 10 |
| Rayside-Balfour Town | 34 | 33 | 0 | 0 | 4 | 4 | 38 | 37 |
| Sudbury City | 128 | 111 | 0 | 0 | 8 | 0 | 136 | 111 |
| Valley East Town | 77 | 94 | 0 | 0 | 0 | 0 | 77 | 94 |
| Walden Town | 31 | 33 | 0 | 0 | 0 | 0 | 31 | 33 |
| North Bay | 74 | 83 | 46 | 6 | 80 | 0 | 200 | 89 |
| Sault Ste. Marie | 68 | 68 | 0 | 0 | 0 | 0 | 68 | 68 |
| Timmins | 34 | 52 | 0 | 0 | 0 | 0 | 34 | 52 |
| Elliot Lake | 11 | 7 | 0 | 0 | 0 | 0 | 11 | 7 |
| Temiskaming Shores | 16 | 20 | 0 | 0 | 0 | 0 | 16 | 20 |
| West Nipissing | 29 | 45 | 0 | 0 | 0 | 0 | 29 | 45 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### Third Quarter 2008

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $150,000 | | $150,000 - $199,999 | | $200,000 - $249,999 | | $250,000 - $299,999 | | $300,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Greater Sudbury CMA** | | | | | | | | | | | | | |
| Q3 2008 | 0 | 0.0 | 1 | 0.7 | 15 | 10.4 | 36 | 25.0 | 92 | 63.9 | 144 | 329,000 | 342,950 |
| Q3 2007 | 2 | 1.3 | 1 | 0.7 | 42 | 27.8 | 46 | 30.5 | 60 | 39.7 | 151 | 280,000 | 297,850 |
| Year-to-date 2008 | 0 | 0.0 | 2 | 0.6 | 38 | 11.7 | 95 | 29.2 | 190 | 58.5 | 325 | 320,000 | 336,069 |
| Year-to-date 2007 | 3 | 1.0 | 5 | 1.6 | 73 | 23.3 | 105 | 33.5 | 127 | 40.6 | 313 | 285,900 | 303,213 |
| **North Bay** | | | | | | | | | | | | | |
| Q3 2008 | 0 | 0.0 | 0 | 0.0 | 3 | 10.3 | 8 | 27.6 | 18 | 62.1 | 29 | 329,000 | 352,676 |
| Q3 2007 | 3 | 8.3 | 3 | 8.3 | 13 | 36.1 | 8 | 22.2 | 9 | 25.0 | 36 | 249,000 | 255,233 |
| Year-to-date 2008 | 1 | 1.4 | 2 | 2.7 | 12 | 16.4 | 14 | 19.2 | 44 | 60.3 | 73 | 329,000 | 350,771 |
| Year-to-date 2007 | 5 | 6.6 | 6 | 7.9 | 25 | 32.9 | 18 | 23.7 | 22 | 28.9 | 76 | 257,500 | 270,595 |
| **Sault Ste. Marie** | | | | | | | | | | | | | |
| Q3 2008 | 0 | 0.0 | 2 | 11.8 | 3 | 17.6 | 6 | 35.3 | 6 | 35.3 | 17 | 269,900 | 358,265 |
| Q3 2007 | 1 | 3.3 | 12 | 40.0 | 7 | 23.3 | 6 | 20.0 | 4 | 13.3 | 30 | 220,000 | 233,830 |
| Year-to-date 2008 | 1 | 1.5 | 9 | 13.2 | 17 | 25.0 | 22 | 32.4 | 19 | 27.9 | 68 | 274,950 | 289,413 |
| Year-to-date 2007 | 4 | 5.6 | 18 | 25.0 | 15 | 20.8 | 22 | 30.6 | 13 | 18.1 | 72 | 245,000 | 248,165 |

Source: CMHC (Market Absorption Survey)

## Table 4.1: Average Price ($) of Absorbed Single-detached Units
### Third Quarter 2008

| Submarket | Q3 2008 | Q3 2007 | % Change | YTD 2008 | YTD 2007 | % Change |
|---|---|---|---|---|---|---|
| **Greater Sudbury CMA** | 342,950 | 297,850 | 15.1 | 336,069 | 303,213 | 10.8 |
| North Bay | 352,676 | 255,233 | 38.2 | 350,771 | 270,595 | 29.6 |
| Sault Ste. Marie | 358,265 | 233,830 | 53.2 | 289,413 | 248,165 | 16.6 |

Source: CMHC (Market Absorption Survey)

## Table 5a: MLS® Residential Activity for Greater Sudbury Third Quarter 2008

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price ($) | Yr/Yr % | Average Price ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2007 | January | 171 | 10.3 | 250 | 263 | 297 | 84.2 | 157,794 | 6.4 | 153,916 |
| | February | 181 | 7.7 | 231 | 250 | 298 | 77.5 | 181,968 | 30.2 | 185,109 |
| | March | 233 | 4.5 | 228 | 306 | 300 | 76.0 | 174,884 | 27.5 | 174,348 |
| | April | 262 | 2.7 | 222 | 368 | 325 | 68.3 | 181,810 | 20.2 | 181,868 |
| | May | 330 | 11.5 | 245 | 465 | 319 | 76.8 | 186,503 | 22.5 | 180,672 |
| | June | 297 | -4.5 | 225 | 370 | 309 | 72.8 | 184,986 | 28.7 | 185,750 |
| | July | 262 | 7.8 | 219 | 372 | 342 | 64.0 | 179,844 | 18.6 | 184,527 |
| | August | 235 | -23.9 | 212 | 387 | 339 | 62.5 | 189,631 | 26.7 | 183,268 |
| | September | 266 | 7.3 | 254 | 367 | 358 | 70.9 | 187,922 | 20.5 | 184,874 |
| | October | 211 | -9.1 | 222 | 330 | 344 | 64.5 | 182,143 | 17.2 | 187,078 |
| | November | 194 | 0.0 | 222 | 248 | 337 | 65.9 | 188,621 | 15.9 | 194,400 |
| | December | 112 | -12.5 | 224 | 108 | 266 | 84.2 | 189,489 | 17.1 | 198,087 |
| 2008 | January | 159 | -7.0 | 225 | 303 | 341 | 66.0 | 209,889 | 33.0 | 209,704 |
| | February | 168 | -7.2 | 208 | 254 | 306 | 68.0 | 212,843 | 17.0 | 212,146 |
| | March | 192 | -17.6 | 207 | 347 | 355 | 58.3 | 206,213 | 17.9 | 218,151 |
| | April | 244 | -6.9 | 204 | 437 | 346 | 59.0 | 212,390 | 16.8 | 200,124 |
| | May | 277 | -16.1 | 207 | 538 | 386 | 53.6 | 208,538 | 11.8 | 211,286 |
| | June | 272 | -8.4 | 214 | 537 | 445 | 48.1 | 223,143 | 20.6 | 221,208 |
| | July | 279 | 6.5 | 226 | 528 | 414 | 54.6 | 218,837 | 21.7 | 217,624 |
| | August | 211 | -10.2 | 204 | 379 | 369 | 55.3 | 206,007 | 8.6 | 210,886 |
| | September | 253 | -4.9 | 214 | 494 | 410 | 52.2 | 213,440 | 13.6 | 212,900 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q3 2007 | 763 | -4.6 | | 1,126 | | | 185,674 | 22.0 | |
| | Q3 2008 | 743 | -2.6 | | 1,401 | | | 213,356 | 14.9 | |
| | YTD 2007 | 2,237 | 1.3 | | 3,148 | | | 181,698 | 22.6 | |
| | YTD 2008 | 2,055 | -8.1 | | 3,817 | | | 212,910 | 17.2 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

## Table 5b: MLS® Residential Activity for Sault Ste. Marie Third Quarter 2008

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price ($) | Yr/Yr % | Average Price ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2007 | January | 72 | -13.3 | 114 | 150 | 177 | 64.4 | 107,824 | 17.7 | 113,182 |
| | February | 89 | 32.8 | 139 | 130 | 168 | 82.7 | 108,492 | 4.0 | 111,242 |
| | March | 114 | 0.9 | 125 | 168 | 174 | 71.8 | 103,907 | 17.8 | 105,895 |
| | April | 124 | -0.8 | 117 | 198 | 180 | 65.0 | 93,099 | -11.9 | 90,702 |
| | May | 178 | 21.1 | 142 | 265 | 184 | 77.2 | 110,906 | 14.6 | 107,780 |
| | June | 213 | 34.0 | 154 | 254 | 181 | 85.1 | 117,261 | 8.3 | 114,680 |
| | July | 186 | 37.8 | 147 | 249 | 191 | 77.0 | 117,695 | 17.4 | 114,170 |
| | August | 182 | 19.0 | 144 | 235 | 192 | 75.0 | 118,764 | 4.0 | 114,994 |
| | September | 151 | 9.4 | 140 | 189 | 186 | 75.3 | 108,171 | -3.2 | 104,844 |
| | October | 144 | 14.3 | 137 | 166 | 184 | 74.5 | 117,091 | 15.5 | 117,934 |
| | November | 100 | 0.0 | 133 | 136 | 197 | 67.5 | 119,566 | 33.3 | 122,853 |
| | December | 51 | -12.1 | 112 | 58 | 184 | 60.9 | 120,806 | 23.5 | 130,795 |
| 2008 | January | 90 | 25.0 | 152 | 162 | 191 | 79.6 | 109,742 | 1.8 | 109,041 |
| | February | 85 | -4.5 | 126 | 136 | 172 | 73.3 | 105,008 | -3.2 | 110,617 |
| | March | 64 | -43.9 | 77 | 127 | 139 | 55.4 | 83,293 | -19.8 | 91,049 |
| | April | 150 | 21.0 | 133 | 217 | 187 | 71.1 | 116,921 | 25.6 | 118,967 |
| | May | 171 | -3.9 | 136 | 297 | 214 | 63.6 | 126,622 | 14.2 | 124,476 |
| | June | 148 | -30.5 | 111 | 242 | 178 | 62.4 | 136,147 | 16.1 | 131,353 |
| | July | 163 | -12.4 | 129 | 261 | 194 | 66.5 | 139,353 | 18.4 | 127,831 |
| | August | 135 | -25.8 | 114 | 252 | 200 | 57.0 | 129,817 | 9.3 | 123,544 |
| | September | 159 | 5.3 | 131 | 233 | 209 | 62.7 | 125,007 | 15.6 | 122,452 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q3 2007 | 519 | 21.8 | | 673 | | | 115,299 | 5.8 | |
| | Q3 2008 | 457 | -11.9 | | 746 | | | 131,545 | 14.1 | |
| | YTD 2007 | 1,309 | 16.9 | | 1,838 | | | 111,052 | 7.6 | |
| | YTD 2008 | 1,165 | -11.0 | | 1,927 | | | 123,253 | 11.0 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

## Table 5c: MLS® Residential Activity for North Bay Third Quarter 2008

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price ($) | Yr/Yr % | Average Price ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2007 | January | 85 | 26.9 | 146 | 149 | 185 | 78.9 | 162,316 | 4.3 | 170,083 |
| | February | 97 | 6.6 | 126 | 142 | 176 | 71.6 | 173,392 | 13.6 | 178,437 |
| | March | 152 | 24.6 | 156 | 198 | 176 | 88.6 | 176,596 | 9.0 | 172,248 |
| | April | 138 | -11.0 | 105 | 197 | 156 | 67.3 | 173,738 | 0.6 | 162,098 |
| | May | 184 | 5.7 | 120 | 252 | 172 | 69.8 | 190,428 | 16.9 | 176,802 |
| | June | 154 | -9.4 | 118 | 220 | 161 | 73.3 | 181,506 | 15.0 | 178,708 |
| | July | 158 | 14.5 | 128 | 221 | 178 | 71.9 | 166,748 | -1.3 | 164,463 |
| | August | 166 | 8.5 | 124 | 193 | 173 | 71.7 | 169,882 | 14.1 | 178,790 |
| | September | 104 | -13.3 | 114 | 177 | 177 | 64.4 | 164,335 | 1.5 | 168,138 |
| | October | 111 | 18.1 | 119 | 151 | 185 | 64.3 | 161,908 | 13.8 | 180,306 |
| | November | 92 | -19.3 | 116 | 96 | 157 | 73.9 | 176,309 | 11.1 | 181,445 |
| | December | 44 | -8.3 | 113 | 58 | 158 | 71.5 | 166,042 | -6.3 | 169,538 |
| 2008 | January | 64 | -24.7 | 103 | 118 | 149 | 69.1 | 173,948 | 7.2 | 182,748 |
| | February | 77 | -20.6 | 102 | 135 | 169 | 60.4 | 183,944 | 6.1 | 187,787 |
| | March | 114 | -25.0 | 116 | 190 | 190 | 61.1 | 181,749 | 2.9 | 173,320 |
| | April | 146 | 5.8 | 110 | 262 | 176 | 62.5 | 192,458 | 10.8 | 181,138 |
| | May | 179 | -2.7 | 121 | 239 | 163 | 74.2 | 189,024 | -0.7 | 181,312 |
| | June | 148 | -3.9 | 113 | 191 | 144 | 78.5 | 201,019 | 10.8 | 188,350 |
| | July | 151 | -4.4 | 111 | 251 | 198 | 56.1 | 197,108 | 18.2 | 195,131 |
| | August | 118 | -28.9 | 102 | 177 | 161 | 63.4 | 180,421 | 6.2 | 185,773 |
| | September | 108 | 3.8 | 114 | 150 | 155 | 73.5 | 194,399 | 18.3 | 194,387 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q3 2007 | 428 | 4.1 | | 591 | | | 167,377 | 5.0 | |
| | Q3 2008 | 377 | -11.9 | | 578 | | | 191,109 | 14.2 | |
| | | | | | | | | | | |
| | YTD 2007 | 1,238 | 4.0 | | 1,749 | | | 174,526 | 8.4 | |
| | YTD 2008 | 1,105 | -10.7 | | 1,713 | | | 189,818 | 8.8 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

## Table 5d: MLS® Residential Activity for Timmins Third Quarter 2008

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price ($) | Yr/Yr % | Average Price ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2007 | January | 78 | 44.4 | 108 | 138 | 152 | 71.1 | 105,306 | 9.5 | 105,662 |
| | February | 76 | 4.1 | 96 | 126 | 152 | 63.2 | 96,341 | 12.9 | 101,718 |
| | March | 89 | 6.0 | 92 | 131 | 131 | 70.2 | 104,322 | 23.6 | 108,167 |
| | April | 123 | 35.2 | 113 | 165 | 143 | 79.0 | 96,809 | 4.3 | 94,929 |
| | May | 110 | -0.9 | 91 | 217 | 147 | 61.9 | 107,731 | 12.2 | 109,618 |
| | June | 135 | 5.5 | 99 | 173 | 138 | 71.7 | 113,480 | 10.2 | 106,324 |
| | July | 117 | 12.5 | 93 | 159 | 142 | 65.5 | 103,388 | 9.2 | 110,287 |
| | August | 113 | -5.8 | 89 | 162 | 140 | 63.6 | 119,710 | 22.3 | 117,130 |
| | September | 90 | -12.6 | 91 | 140 | 143 | 63.6 | 95,540 | -4.0 | 99,261 |
| | October | 85 | 6.3 | 87 | 141 | 144 | 60.4 | 104,807 | 6.1 | 103,673 |
| | November | 81 | -16.5 | 94 | 129 | 170 | 55.3 | 125,004 | 27.7 | 115,045 |
| | December | 39 | -30.4 | 83 | 59 | 138 | 60.1 | 108,827 | -5.9 | 114,395 |
| 2008 | January | 73 | -6.4 | 107 | 133 | 147 | 72.8 | 94,828 | -10.0 | 96,841 |
| | February | 66 | -13.2 | 84 | 124 | 144 | 58.3 | 117,431 | 21.9 | 125,185 |
| | March | 83 | -6.7 | 98 | 143 | 155 | 63.2 | 113,836 | 9.1 | 117,272 |
| | April | 117 | -4.9 | 95 | 166 | 141 | 67.4 | 127,880 | 32.1 | 127,655 |
| | May | 134 | 21.8 | 110 | 187 | 132 | 83.3 | 119,491 | 10.9 | 113,705 |
| | June | 97 | -28.1 | 72 | 161 | 133 | 54.1 | 126,674 | 11.6 | 118,186 |
| | July | 128 | 9.4 | 100 | 213 | 181 | 55.2 | 127,930 | 23.7 | 134,843 |
| | August | 101 | -10.6 | 88 | 154 | 145 | 60.7 | 110,757 | -7.5 | 105,852 |
| | September | 100 | 11.1 | 91 | 142 | 136 | 66.9 | 119,660 | 25.2 | 125,422 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q3 2007 | 320 | -2.1 | | 461 | | | 106,944 | 9.8 | |
| | Q3 2008 | 329 | 2.8 | | 509 | | | 120,145 | 12.3 | |
| | | | | | | | | | | |
| | YTD 2007 | 931 | 7.3 | | 1,411 | | | 105,393 | 10.7 | |
| | YTD 2008 | 899 | -3.4 | | 1,423 | | | 118,921 | 12.8 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

## Table 6: Economic Indicators
## Third Quarter 2008

| | | Interest Rates | | | NHPI, Total Thunder Bay/Greater Sudbury 1997=100 | CPI, 2002 =100 (Ontario) | Greater Sudbury Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2007 | January | 679 | 6.50 | 6.65 | 102.30 | 108.60 | 79.4 | 5.9 | 63.6 | 756 |
| | February | 679 | 6.50 | 6.65 | 104.00 | 109.70 | 79.3 | 5.7 | 63.4 | 748 |
| | March | 669 | 6.40 | 6.49 | 104.20 | 110.80 | 79.9 | 5.8 | 63.9 | 744 |
| | April | 678 | 6.60 | 6.64 | 105.10 | 111.10 | 80.4 | 5.4 | 64.1 | 755 |
| | May | 709 | 6.85 | 7.14 | 106.20 | 111.60 | 81.1 | 5.8 | 64.9 | 769 |
| | June | 715 | 7.05 | 7.24 | 106.30 | 111.10 | 81.1 | 5.8 | 64.9 | 779 |
| | July | 715 | 7.05 | 7.24 | 105.90 | 111.10 | 81.2 | 6.3 | 65.3 | 775 |
| | August | 715 | 7.05 | 7.24 | 106.30 | 110.90 | 82.0 | 6.3 | 65.9 | 773 |
| | September | 712 | 7.05 | 7.19 | 107.30 | 111.00 | 82.0 | 6.4 | 65.9 | 772 |
| | October | 728 | 7.25 | 7.44 | 107.80 | 110.90 | 81.9 | 5.6 | 65.3 | 778 |
| | November | 725 | 7.20 | 7.39 | 108.70 | 111.20 | 81.0 | 5.2 | 64.2 | 788 |
| | December | 734 | 7.35 | 7.54 | 108.80 | 111.10 | 80.8 | 4.7 | 63.7 | 796 |
| 2008 | January | 725 | 7.35 | 7.39 | 109.20 | 110.90 | 80.6 | 5.0 | 63.7 | 797 |
| | February | 718 | 7.25 | 7.29 | 110.50 | 111.40 | 80.5 | 5.4 | 63.9 | 801 |
| | March | 712 | 7.15 | 7.19 | 110.80 | 111.70 | 80.4 | 5.8 | 64.0 | 807 |
| | April | 700 | 6.95 | 6.99 | 110.80 | 112.50 | 79.8 | 6.0 | 63.7 | 819 |
| | May | 679 | 6.15 | 6.65 | 112.90 | 113.60 | 79.4 | 5.7 | 63.1 | 831 |
| | June | 710 | 6.95 | 7.15 | 112.70 | 114.20 | 79.6 | 5.6 | 63.1 | 845 |
| | July | 710 | 6.95 | 7.15 | 112.60 | 115.10 | 80.4 | 5.3 | 63.6 | 856 |
| | August | 691 | 6.65 | 6.85 | 112.60 | 114.80 | 81.5 | 5.7 | 64.6 | 855 |
| | September | 691 | 6.65 | 6.85 | | 115.10 | 82.3 | 5.6 | 65.2 | 865 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

# CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for free on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1 800 668-2642.

©2008 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

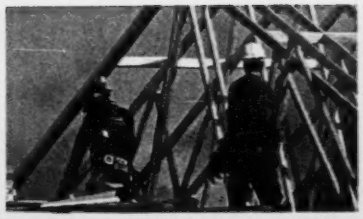
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; (613) 748-2367 or 1 800 668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



# STAY ON TOP OF THE HOUSING MARKET

**Enhance your decision-making with the latest information on Canadian housing trends and opportunities.**

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- Forecasts and Analysis – Future-oriented information about local, regional and national housing trends.
- Statistics and Data – Information on current housing market activities — starts, rents, vacancy rates and much more.

**Free reports available on-line:**

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

**Free regional reports also available:**

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

**Get the market intelligence you need today!**
**Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.**

**EQuilibrium™: Healthy Housing for a Healthy Environment.**

Find out how CMHC's EQuilibrium™ housing initiative is helping enhance the quality of life of Canadians through healthier, more efficient and more comfortable homes.

65579_2008_Q04